



## 29 Lorraine Road, CAMBERLEY, Surrey GU15 4EF

PRICE £425,000 Freehold

Jigsaw Estates offer this three-bedroom semi-detached townhouse, perfectly positioned to offer comfortable family living with a spacious southeast facing garden. This inviting home combines ample living space with practical features including a family bathroom and cloakroom, three generous double bedrooms, a welcoming living room on the lower floor, and a well-appointed kitchen/dining room. With driveway parking for two vehicles and nestled conveniently close to local amenities, this property is an ideal choice for families seeking quality accommodation in a sought-after location.

Upon entering, the hallway leads to bedroom three/family room, a cloakroom and at the rear the spacious kitchen/dining room which overlooks the rear garden.

Upstairs, you will find two well-proportioned double bedrooms, each providing ample room for rest and personal space along with double wardrobes. There is also a stylish family bathroom on this floor.

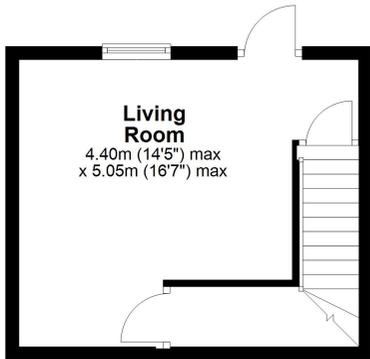
To the lower ground floor you will find the main living room with a door opening straight into the garden



- SEMI-DETACHED TOWNHOUSE
- FAMILY BATHROOM & CLOAKROOM
- LIVING ROOM ON LOWER FLOOR
- SOUTH EAST FACING GARDEN
- THREE DOUBLE BEDROOMS (BEDS 1 & 2 ON TOP FLOOR & THIRD ON GROUND FLOOR)
- KITCHEN/DINING ROOM
- DRIVEWAY PARKING FOR 2 VEHICLES
- CLOSE PROXIMITY TO LOCAL SCHOOLS INCLUDING COLLINGWOOD COLLEGE

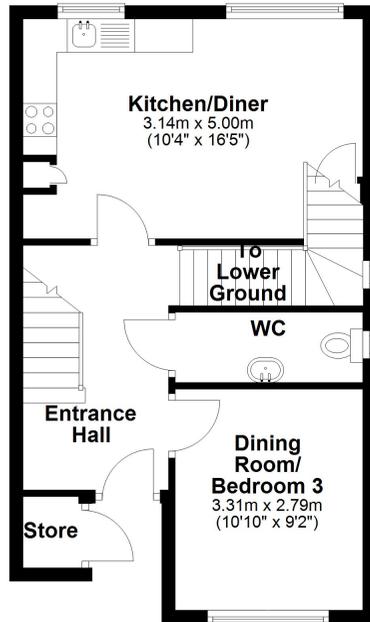
### Lower Ground Floor

Approx. 22.2 sq. metres (239.3 sq. feet)



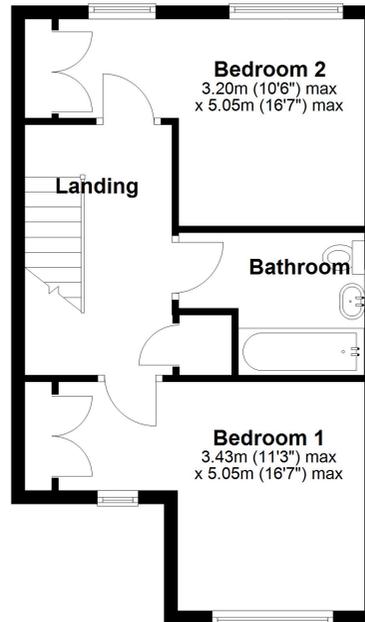
### Ground Floor

Approx. 42.2 sq. metres (453.8 sq. feet)



### First Floor

Approx. 41.2 sq. metres (443.2 sq. feet)



Total area: approx. 105.6 sq. metres (1136.3 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.  
EPC and Floorplan produced by WWW.G-Whis.net  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	77	81
	EU Directive 2002/91/EC	

